

Meeting Minutes  
**Council-Citizens Committee**  
**Marina Park Design**

Location: Council Chambers  
9:00 a.m., Monday, March 23, 2009

1. **Welcome and Introduction** Council Member Henn convened the meeting at 9:00 a.m. The following persons were in attendance:

Committee Members

- Council Member Michael Henn
- Council Member Don Webb
- Tom Billings (Protect Our Parks)
- John Corrough (Harbor Commissioner)
- Billy Whitford (Rep. for sailing or rowing organization)
- Grace Dove (Neighborhood Rep.)

Committee Members Absent

- Mayor Ed Selich (Chair)
- Bill Garrett (Parks, Beaches and Recreation Commissioner)
- Dave Lambert (American Legion Post 291)
- Tom Olivas (Rep. for Girl Scout Council of Orange County)

City Staff

- Dave Kiff, Assistant City Manager
- Dave Webb, Deputy Public Works Director
- Chris Miller, Harbor Resources Manager
- Mark Reader, Public Works
- Patrick Alford, Planning Department
- Laura Detweiler, Recreation and Senior Services Director
- Sean Levin, Recreation Superintendent
- Kim Rieff, Department Assistant

Consultants

- Dan Herman, Rabben/Herman Design

Members of the public

- Paul Balalis
- Robert Berg
- Elliot Bonn
- Marcia Dossey
- John Dowden
- Bill Ficker
- Carter Ford

- Craig Morissette
- Joe O'Hara
- Don Norbury
- John Rettberg
- John Reynolds
- Tom Rossi
- Herb Williams

**2. Approve Minutes of Past Meetings (All)**

The minutes from the meeting of June 25, 2008, were approved.

**3. Public Comment – Non Agenda Items**

Mr. Ficker distributed a memo and a map to the Committee. He said he's unhappy with the plan because it doesn't reflect what should be done there:

- The Community Center and Balboa Sailing Center are out of scale with other buildings along the Harbor, including the Balboa Pavilion;
- There shouldn't be an iconic building on that site;
- The location of the tennis courts is wrong – shouldn't be by the Legion and doubling as a parking lot.
- The plan doesn't show how the City will accommodate all the moorings with restrooms, showers and parking.
- The existing City Hall site could be used as a community center, negating the need for a community center at Marina Park.

He would like to see something more neighborhood-oriented.

In response to Mr. Ficker, Council Member Henn said the problem with designing this project independent of City Hall is it could be years before the City Hall location actually becomes available for redevelopment. The timing is uncertain at this point and it will be at least three years before the new City Hall is completed.

Council Member Webb said the committee has reviewed the design many times. The community center and sailing center are buildings that are going to be used. The City Council has actually reviewed this particular concept and directed us to go forward with the design.

Mr. Billings said the plan always had a place for the community center and a sailing center but the intent was not to have a massive building.

**4. Update Items:**

**A. Public Comment Period for the Marina Park EIR**

Mr. Alford said the Environmental Impact Report (EIR) public comment period ends on April 13. Copies are available in the library and online.

In response to Mr. Kiff, Mr. Alford explained that after the public comment period, staff will need time to prepare responses. It might take a couple of weeks to prepare them depending on the amount of comments received.

Council Member Henn said the EIR might be finalized and certified by City Council by the middle or end of June. The threshold date is the certification of the EIR which is being circulated based upon the design concept the City Council approved.

In response to a resident, Mr. Alford said the EIR has some alternatives to the project as proposed.

**B. Project Schedule, including Interim Project**

Mr. Dave Webb said staff will complete the environmental document and have it certified by the end of May or the first part of June. The schematic plans are almost finished. When the plans are completed, the permitting process can begin. The environmental document and plans must go to the California Coastal Commission and various other permitting agencies. Once the permits are issued then construction can begin, assuming funding is available. The construction on the Marina could start around the first quarter of 2011 and will take about a year. The buildings, including the Girl Scout House, could start sometime around 2011 and finish around the middle of 2013. As the buildings are being finished the park project could start and also finish around the middle of 2013.

Mr. Kiff said the direction from City Council is to go forward with the park. The removal of the coaches will take place after September 1<sup>st</sup>. The interim project could be the removal of the mobile homes and restoring the site to a safe area where the existing infrastructure remains so the public could use it.

Council Member Henn said the City Attorney is analyzing the requirements associated with an “interim project” in terms of the California Environmental Quality Act (CEQA) and the California Coastal Commission’s requirements.

Council Member Henn said City Council has directed the interim project move forward and the coaches be removed at some appropriate point given all the requirements that need to be fulfilled.

Mr. Kiff said the bids on removing the coach’s range from \$170,000 to \$200,000 and another \$100,000 to make the site workable for public use.

A resident said the City should leave the residents in place as long as possible.

**C. Possible Changes to Concept Plan’s Elements – cost reduction measures**

Mr. Dave Webb said Council targeted \$20 million for construction on this project and right now it’s probably in the \$21 to \$21.5 million range. Some minor modifications are needed and some changes will be recommended as the project moves forward. The 19<sup>th</sup> St. restrooms will not be considered part of the construction package and there will be some modifications to the plans in terms of the buildings. Staff believes that, to save money, the Marine Services Center’s functions can be wholly incorporated into the Sailing Center. With all the reductions, the final cost could end up in the \$19.5 to \$20 million range.

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Council Member Henn said the estimates are based upon a detailed review of the schematic design phase. That's not the same as a review (often called "Value Engineering" within the construction documents phase. The committee is pleased with the progress but there will be future updates on cost as it gets closer to specific construction drawing level plans and a bid package and bid out costs.

Ms. Dossey said the original plan view to the bay had two small single story buildings in scale to the community. At that time the public voted not to have a two-story hotel. Now "it's a gigantic building out of scale for the community." She asked why the public can't vote on it again. She told the citizens of the city sitting on the Marina Park committee that "this plan was decided by the committee and the City Council, not the citizens of the city." She doesn't think it's a good idea to have a child's playground right by the bay without a lifeguard. The bathroom facility should be shared and not hidden on the interior of the park. The buildings should not be used for events and weddings because "the City is not in that business." More parks are needed on this side of town.

Mr. Rossi read a statement prepared by Tom Rossi, Sr. regarding his property at the corner of 18<sup>th</sup> St. and West Bay. He said his property is the most impacted by the proposed development and he has concerns about his view. Mr. Kiff and Council Member Henn suggested to Mr. Rossi that he and his father should look at the EIR.

Mr. Beek said part of the project should be to clean up the sand on the beach.

### **D. Other Items as necessary**

No other items were discussed.

### **5. Adjourn & Set Next Meeting**

No meeting date was set at this time. The meeting was adjourned at 10:00 a.m.